

## APPENDIX B – TROUTDALE DEVELOPMENT CODE

### SUPPLEMENTAL DEVELOPMENT STANDARDS ALONG 257th AVENUE

- B.101 Purpose. The purpose of these development standards is to enhance the streetscape associated with 257th Avenue. Currently, 257th Avenue creates a tunnel-like effect as a result of sound walls and fences adjacent to the sidewalk. The location of the sidewalk immediately next to the street puts pedestrians in close proximity to high-volume, high-speed traffic without any landscape buffer. These development standards are intended to promote more pedestrian-friendly site designs by providing a more comfortable street environment for pedestrians.
- B.102 Applicability. These development standards apply to new development of properties abutting 257th Avenue between Stark Street and Sturges Drive/Cherry Park Road (North) which meet any of the following criteria:
- A. Any vacant property.
  - B. Redevelopment of any commercial or apartment site that expands the building footprint of an existing structure.
  - C. Any underdeveloped site that undergoes development to a more intensive use (i.e., single-family dwelling to duplex).
- B.103 Standards. In addition to any other standard of this title applicable to the development, the following standards shall also apply:
- A. The sidewalk on 257th Avenue shall be a minimum of 9 feet wide.
  - B. A minimum area of 5 feet in width adjacent to the sidewalk must be landscaped.
  - C. Fences along 257th Avenue must be set back a minimum of 5 feet from the back of the sidewalk.
  - D. Within the required building setback area along 257th Avenue, the maximum height of a fence or berm, or the combined height of both when a fence is placed upon a berm, shall be 42 inches.
  - E. Sight-obscuring hedges or landscaping shall not exceed a height of 42 inches from ground level. Trees separated by at least 15 feet are not subject to a height limitation.
  - F. Street trees shall be planted in sidewalk tree wells meeting City specifications and spaced every 40 feet. The developer of the property shall be responsible for planting tree varieties approved by the City, or in lieu of the developer planting the street trees, the developer of the property may pay an assessment to the City to provide for street tree planting.